



1508 Industrial Blvd  
Suite 204  
McKinney, TX 75069  
TEL 972.377.7480  
FAX 972.377.8380  
[www.GarverUSA.com](http://www.GarverUSA.com)

December 3, 2025

Ken Carley, AAAE  
McKinney National Airport  
1508 Industrial Blvd, Suite 201  
McKinney, TX 75069

Re: McKinney National Airport (TKI)  
Eastside Development – Supplemental No. 2

Dear Mr. Carley,

Garver is pleased to submit this proposal to provide professional services relating to the improvements listed in "Exhibit A - Scope of Services" for the referenced project.

#### COMPENSATION

For the McKinney National Airport Eastside Development project supplemental no. 2, the not-to-exceed fee of **\$2,906,220.00** is based upon the scope of services provided in Appendix A. The new not-to-exceed contract amount will be **\$10,786,360.00**. A summary of the proposed changes associated with this supplemental are shown below:

<b>Terminal Area Services</b>	<b><u>FEE AMOUNT</u></b>	<b><u>FEE TYPE</u></b>
Terminal Area Site Updates	\$269,800.00	LUMP SUM
Concessions Development	\$93,300.00	LUMP SUM
Commercial Service Development	\$1,245,400.00	HOURLY
<b>Subtotal (Terminal Services)</b>	<b>\$1,608,500.00</b>	
<b>Taxiway C &amp; Roundabout Services</b>		
Final Platting Services	\$66,000.00	LUMP SUM
FM 546 Intersection Updates	\$266,000.00	LUMP SUM
Construction Administration	\$369,600.00	LUMP SUM
On-Site Resident Project Representative	\$570,720.00	HOURLY
Closeout Services	\$25,400.00	LUMP SUM
<b>Subtotal (TWC &amp; Roundabout Services)</b>	<b>\$1,297,720.00</b>	
<b>TOTAL FEE (Supplement No. 2)</b>	<b>\$2,906,220.00</b>	<b>NOT-TO-EXCEED</b>

TKI Eastside Development  
Supplemental No. 2  
Page 2 of 2

If you have any questions or would like any additional information, please feel free to call me anytime at 214-619-9023.

Sincerely,  
GARVER



Mitchell McAnally, PE, PMP  
Aviation Region Leader

Attachments:      *Exhibit A – Scope of Services*  
                         Exhibit B – Fee Summary  
                         Corgan Proposal  
                         Signal Aviation Consulting Proposal  
                         Aviatrix Proposal  
                         White Hawk Engineering Proposal  
                         Alder CM Proposal



## **EXHIBIT A (SCOPE OF SERVICES)**

Generally, the Scope of Services includes the following professional services for McKinney National Airport Eastside Development improvements to construct Taxiway C and the new airport entrance Roundabout off FM 546:

- Terminal Site Area Updates
- Commercial Service Development
- Concessions Development
- Surveying Services
- FM 546 Intersection Updates
- Construction Administration Services
- On-Site Resident Project Representative Services
- Project Closeout Services

### **1. DESIGN SERVICES**

- 1.1. General: Garver will prepare detailed construction drawings, specifications, These designs shall conform to the standards of practice ordinarily used by members of Garver's profession practicing under similar conditions and shall be submitted to the City of McKinney, TxDOT, and the FAA from which approval must be obtained.
- 1.2. Terminal Area Site Updates. Site updates to value engineer landside and airside project elements to reconcile with final project budget amounts. Updates included the replacement of the underground stormwater system around the parking area with an open channel stormwater collection system, relocation of the aircraft deicing collection pad to be collocated with the apron entrance, shifted the loop roadway system to reduce cost impacts to the ATMOS high pressure main adjacent to FM 546, and reevaluated stormwater modeling to reduce drainage infrastructure needs with reductions in impervious areas.
- 1.3. Concessions Development. As a subconsultant to Garver, Corgan and their concession specialty consultants will provide space planning, two (2) conceptual layouts for review and approval, development of construction documents, and perform construction administration for the full build out the concession space within the sterile area of the terminal.
- 1.4. FM 546 Intersection Updates. The airport roundabout intersection connection design for FM 546 was updated to account for TxDOT design manual updates and optimized layouts with future traffic projections that required new horizontal geometry, grading modifications, new signage and wayfinding, and phasing development to allow for the airport entrance to open in November 2026.

### **2. COMMERCIAL SERVICE DEVELOPMENT**

- 2.1. Commercial Strategy, Air Service Development, Grant Assistance, and Financial Modeling. As a subconsultant to Garver, Signal Aviation Consulting, will provide services that include continued development of the long-term commercial strategic plan, integrated commercial strategy, airline negotiations, air service development financial modeling support, SCASDP Grant application assistance, TIFIA loan process assistance, qualitative and Quantitative Analysis (Financial modeling, establishing/reviewing commercial terminal budgets, nonairline revenue trends, and other airport comparable), establish airline rates and charges, develop



and submit a PFC application, and continue develop operating agreements for commercial terminal.

- 2.2. Communications and Marketing. As a subconsultant to Garver, Aviatrix will continue communication and marketing assistance for the airport that will include press engagement, website development, social media management, production/printing, and paid media through 2026.

### **3. SURVEYING SERVICES**

- 3.1. Final Platting Surveys. As a subconsultant to Garver, White Hawk Engineering will provide a final boundary survey of the project including up to five (5) easements within the development area.

### **4. CONSTRUCTION ADMINISTRATION SERVICES**

- 4.1. Upon completion of bidding services, Garver shall begin the construction phase of the work and will accomplish the tasks further described below.

- 4.2. Issued for Construction (IFC) Documents

- 4.2.1. Garver will compile bid addendums and any other necessary plan changes due to post-bid project updates and/or funding changes into a final Issued for Construction (IFC) set of plans and specifications.

- 4.3. Submittals

- 4.3.1. Garver will evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

- 4.4. Notice to Proceed & Preconstruction Meeting

- 4.4.1. Garver will issue a Notice to Proceed letter to the Contractor and attend preconstruction meeting. Garver will provide meeting minutes for submission to all parties at the conclusion of the meeting.

- 4.5. Progress Meetings



- 4.5.1. As a minimum, Garver's Project Manager, Project Engineer, and Resident Project Representative (RPR) will attend bi-weekly progress meetings with the Owner and Contractor. It is expected that 26 meetings will be held on-site, and any additional meetings will be held via conference call. To the extent possible, progress meetings and visits to the site of the work should be scheduled to coincide with each new phase of construction, scheduled FAA inspections, and other times when Garver's presence is desirable. Garver's project engineer or his qualified representative will be available at all times work is in progress for telephone contact by the RPR. Garver's project engineer shall direct, supervise, advise, and counsel the Resident Project Representative and construction observation personnel in the accomplishment of Garver's duties. Garver will prepare for and attend any utility pre-construction meetings as required.
- 4.6. Owner Coordination
- 4.6.1. Garver will consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to Owner such periodic reports and information as may be required by the FAA or TxDOT, including FAA Form 5370-1, Construction Progress and Inspection Report, or equivalent form to the Owner on a weekly basis.
- 4.7. RFIs
- 4.7.1. Garver will issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents.
- 4.8. Progress Payments
- 4.8.1. Garver will prepare Contractor's progress payment requests based on the actual quantities of contract items completed and accepted and will make a recommendation to the Owner regarding payment. Garver's recommendation for payment shall not be a representation that Garver has made exhaustive or continuous inspections to (1) check the quality or exact quantities of the Work; (2) to review billings from Subcontractors and material suppliers to substantiate the Contractor's right to payment; or (3) to ascertain how the Contractor has used money previously paid to the Contractor.
- 4.9. Payroll Reviews
- 4.9.1. Garver will assist the Owner in the observation of the Contractor's operations for proper classification of workers, review of the Contractor's payroll as necessary to determine compliance with Davis Bacon requirements, and conduct contractor employee interviews to determine compliance with Davis Bacon requirements. Garver will keep the Contractor's payroll records on file demonstrating compliance with the Davis Bacon requirements. In addition, Garver will monitor the contractor's posting of the required EEO notice and provide general oversight of any obvious instance of a segregated workplace. Garver will submit Contractor's certified payroll records to Owner at the completion of the project.
- 4.10. Texas HUB Compliance



- 4.10.1. Garver will assist the Owner in the review of the Contractor's compliance with the HUB goals established during bidding including preparing the monthly HUB payment log.

4.11. Record Drawings

- 4.11.1. Garver will maintain a set of working drawings and provide information for preparation of record drawings of the completed project. This information will be incorporated into final record drawings completed as part of Closeout Services and final record drawings will be provided to the Owner after project completion. Garver shall prepare a set of utility record drawings and prepare and furnish record drawings to local utilities as required.

4.12. Change Orders

- 4.12.1. When authorized by the Owner, Garver will prepare change orders or supplemental agreements for changes in the work from that originally provided for in the construction contract documents. If redesign or substantial engineering or surveying is required in the preparation of these change order documents, the Owner will pay Garver an additional fee to be agreed upon by the Owner and Garver.

4.13. Final Inspection

- 4.13.1. Garver will participate in a pre-final walkthrough with the Owner. Garver will also participate in a final project inspection with the Owner and Contractor, prepare a punch list, review final project closeout documents, and submit the final pay request.

## 5. ON-SITE RESIDENT PROJECT REPRESENTATIVE SERVICES

- 5.1. As a subconsultants to Garver, Alder Airfield Services will provide a full-time Resident Project Representative (RPR) services for the 300-calendar-day construction contract performance time. The proposed fee is broken down into each construction phase of work as follows:

- **TWC Phase 1 (200 Calendar Days):** Estimated 60 hours/week with 1 RPR over the 200-calendar day phase.
- **TWC Phase 2 (14 Calendar Days):** Estimated 24-hour construction operations with 3 RPRs. Each RPR will maintain a 12-hour shift over a 2-week phase.
- **Roundabout RPR (300 Calendar Days):** Estimated 50 hours/week with 1 RPR over the 300-calendar day phase.
- 

An additional 60 hours for pre-construction coordination, meetings, conferences, punch list coordination, final inspection and closeout activities for two RPRs. If the construction time extends beyond the time established in this agreement or if the Owner wishes to increase the time or frequency of the observation, the Owner will pay Garver an additional fee agreed to by the Owner and Garver. All RPR personnel shall have the appropriate experience and qualifications.

The total expected hours for the duration of the project listed above shall be **4,756** hours.

- 5.2. During the construction period, Garver's RPR will provide or accomplish the following:



- Consult with and advise the Owner during the construction period. Garver will submit, when requested by the Owner, written reports to the Owner on the progress of the construction including any problem areas that have developed or are anticipated to develop. In addition, Garver shall supply to the Owner such periodic reports and information as may be required by the FAA and TxDOT.
- As necessary, conduct safety meetings with the Contractor.
- Coordinate with the firm providing construction materials quality assurance testing. Coordinate with this firm to ensure that all material tests required for construction are scheduled and accomplished in a manner that will not delay the Contractor unnecessarily and will meet specification requirements as to location and frequency.
- Perform intermediate inspections in advance of the final inspection.
- Maintain a file of quantities incorporated into the work, test reports, certifications, shop drawings and submittals, and other appropriate information.
- In accordance with FAA AC 150/5370-12A, maintain a project diary which will contain information pertinent to each site visit.
- Monitor the contractor's conformance to the approved construction safety and phasing plan.

5.3. In performing construction observation services, Garver will endeavor to protect the Owner against defects and deficiencies in the work of the Contractor(s); but Garver does not guarantee the performance of the Contractor(s), nor is Garver responsible for the actual supervision of construction operations. Garver does not guarantee the performance of the contracts by the Contractors nor assume any duty to supervise safety procedures followed by any Contractor or subcontractor or their respective employees or by any other person at the job site. However, if at any time during construction Garver observes that the Contractor's work does not comply with the construction contract documents, Garver will notify the Contractor of such non-compliance and instruct him to correct the deficiency and/or stop work, as appropriate for the situation. Garver will also record the observance, the discussion, and the actions taken. If the Contractor continues without satisfactory corrective action, Garver will notify the Owner immediately, so that appropriate action under the Owner's contract with the Contractor can be taken.

## **6. MATERIALS TESTING SERVICES**

6.1. Materials testing services are not included in these scope of services.

## **7. PROJECT CLOSEOUT SERVICES**

7.1. At the conclusion of construction, Garver will assist the Owner with project closeout by providing a final project report which will include all necessary documents required by the Owner for As-Built Records. Closeout documentation will be provided within 30 days of the final payment to the Contractor.

## **8. PROJECT DELIVERABLES**

8.1. The following deliverables will be submitted to the parties identified below. Unless otherwise noted below, all deliverables shall be electronic.

- Issued for Construction Plans and Specifications to the Owner, Contractor, and FAA.
  - Three hard copies to the Contractor
- Closeout Documentation
  - Engineer's Letter of Final Acceptance



- Final Punch-list and photograph documentation of completed items
- Documentation for all signed change orders
- Contractor's Final Payment with Affidavit of all bills paid and HUB verification
- A copy of HUB compliance forms
- A copy of weekly Payroll compliances by contractor
- A copy of all daily Construction Progress Reports
- A copy of contractor's TCEQ NOT
- Post Construction Photographs
- A copy of material test and quality control reports
- Update airport master record
- Other electronic files as requested.

## **9. ADDITIONAL SERVICES**

9.1. The following items are not included under this agreement but will be considered as additional services to be added under Amendment if requested by the Owner.

- Redesign for the Owner's convenience or due to changed conditions after previous alternate direction. Changes conditions may include, but are not limited to major changes to pavement, building, or utility alignments.
- Design or deliverables beyond those listed herein.
- Geotechnical Services
- Pavement Design beyond that furnished in the Geotechnical Report.
- Easement Surveys
- DBE Compliance
- Design of any utility relocation beyond those listed herein.
- Engineering, architectural, or other professional services beyond those listed herein.
- Development of a Construction Management Plan
- Materials Testing Services. These services will be obtained under the City of McKinney vendor pool of materials testing laboratories.
- Retaining walls or other significant structural design beyond those listed herein.
- Preparation of a Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to TCEQ.
- Environmental Handling and Documentation, including wetlands identification or mitigation plans or other work related to environmentally or historically (culturally) significant items.
- ALD updates will be performed under a separate contract of work and is not included in this scope of work.
- Permitting for environmentally sensitive areas.
- Coordination with FEMA for preparation/submittal of a CLOMR

## **10. SCHEDULE**

10.1. Garver shall begin work under this Agreement upon execution of this Agreement and shall complete the work within a mutually agreeable schedule with the Owner.



## Exhibit B

### McKinney National Airport Eastside Development - Supplemental No. 2

#### FEE SUMMARY

<b>Terminal Area Services</b>		<b>Estimated Fees</b>
Lump Sum	Terminal Area Site Updates	\$ 269,800.00
Lump Sum	Concessions Development	\$ 93,300.00
Cost Plus Fixed Fee	Commercial Service Development	\$ 1,245,400.00
<b>Subtotal for Terminal Services</b>		<b>\$ 1,608,500.00</b>
<b>Taxiway C &amp; Roundabout Services</b>		<b>Estimated Fees</b>
Lump Sum	Final Platting Surveys	\$ 66,000.00
Lump Sum	Fm 546 Intersection Updates	\$ 266,000.00
Lump Sum	Construction Administration	\$ 369,600.00
Cost Plus Fixed Fee	On-Site Resident Project Representative Services	\$ 570,720.00
Lump Sum	Closeout Services	\$ 25,400.00
<b>Subtotal for TWC &amp; Roundabout Services</b>		<b>\$ 1,297,720.00</b>
<b>Total All Services</b>		<b>\$ 2,906,220.00</b>

**Exhibit B****McKinney National Airport  
Eastside Development - Supplemental No. 2****Terminal Area Site Updates**

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2
	hr	hr	hr	hr	hr
<b>1. Civil Engineering</b>					
Coordination with City of McKinney Engineering	4	10			
Coordination with McKinney National Airport	4	4			
Coordination with ATMOS	3	12			
Internal (Weekly) Progress Meetings (10 weeks)	5	5	5	5	5
Update Geometric Layouts (Parking lot adjustments, apron updates, site shift, deicing pad)		8	12	16	10
Horizontal Alignments Updates		2	6		8
Vertical Alignments Updates		2	8	8	12
Grading Model Updates		4	16	20	
Drainage Basin Development Updates		8		16	
Post-Development Flow Calculation Updates		4		16	
Gas Pipeline Air-Bridge Structural Design Calculations		6			
<b>Plan Updates</b>					
Cover Sheet					
Site Plan		4	12	8	12
Erosion Control Plans		2	4	2	8
Drainage Layout Plans & Details		4	8	12	18
Utility Structural Details		16	32		
Roadway Paving Layout Plans		2	8		16
Landside Grading Plans		10	16		24
Airside Grading Plans	6			24	
Landscaping Plans & Details			12		
Landside Joint Layout Plans		4	8		12
Airside Joint Layout Plans	4			12	
Deicing Pad Layout Plans & Details	6	8		20	
Pavement Marking Plans		4	8	16	20
Fencing Plans				4	
Cross Sections		2	4	8	12
Update Technical Specifications		4	6	4	
Update Supplemental Specifications		1	2	2	
Update Quantities		8	8	8	8
Internal Quality Control (QC) Review	8	12			
Incorporate QC Review Comments		6	8	12	16
Incorporate Permit Review Comments					
<b>Subtotal - Civil Engineering</b>	<b>40</b>	<b>152</b>	<b>183</b>	<b>213</b>	<b>181</b>
<b>2. Electrical Engineering</b>					
Internal (Weekly) Progress Meetings (10 weeks)		5		5	
Lighting and Signage Assessment Update		8		16	
CCR Load Calculations		2			
Update One-Line Diagram		2		8	
<b>Plans</b>					
Lighting Installation Plans		4		8	
Lighting Details		1		2	
Duct Bank Profiles		8		16	
Power Installation Plans		12		18	
Power and Control Diagrams		8		10	
Utility Layout Plans		6		10	
Update Technical Specifications		8		2	
Update Supplemental Specifications		4		1	
Update Quantities		2		4	
Internal Quality Control (QC) Review	8	8			
Incorporate QC Review Comments		4		8	
Incorporate Permit Review Comments		8		8	
<b>Subtotal - Electrical Engineering</b>	<b>8</b>	<b>90</b>	<b>0</b>	<b>116</b>	<b>0</b>
<b>Hours</b>	<b>48</b>	<b>242</b>	<b>183</b>	<b>329</b>	<b>181</b>
<b>SUBTOTAL - SALARIES:</b>		<b>\$268,936.00</b>			

**DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$314.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$50.00
Computer Modeling/Software Use	\$500.00
Travel Costs	\$0.00

---

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$864.00</b>
--	-----------------

---

<b>SUBTOTAL:</b>	<b>\$269,800.00</b>
------------------	---------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$0.00</b>
----------------------------	---------------

---

<b>TOTAL FEE:</b>	<b>\$269,800.00</b>
-------------------	---------------------

## Exhibit B

### McKinney National Airport Eastside Development - Supplemental No. 2

#### CONCESSIONS DEVELOPMENT

WORK TASK DESCRIPTION	E-6	E-5
	hr	hr
<b>1. Project Administration</b>		
Establish Concession Space Requirements and Workshops	1	4
Review and Coordinate Conceptual Space Layout Options with Airport	1	4
Review and Coordinate Construction Documents Submittals	1	2
<b>Subtotal - Project Administration</b>	<b>3</b>	<b>10</b>

<b>Hours</b>	<b>3</b>	<b>10</b>
--------------	----------	-----------

<b>SUBTOTAL - SALARIES:</b>	<b>\$4,670.00</b>
-----------------------------	-------------------

#### DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$30.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$0.00
Computer Modeling/Software Use	\$0.00
Travel Costs	\$0.00

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$30.00</b>
--	----------------

---

<b>SUBTOTAL:</b>	<b>\$4,700.00</b>
------------------	-------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$88,600.00</b>
----------------------------	--------------------

---

<b>TOTAL FEE:</b>	<b>\$93,300.00</b>
-------------------	--------------------

3 December 2025

Mitchell McAnally  
Regional Aviation Director | Vice-President  
Garver  
1508 Industrial Blvd.  
Ste. 204  
McKinney, TX 75069

Re: TKI Terminal – Concessions

Dear Mitchell,

Thank you for the opportunity to provide this proposal for planning, design and construction administration services for the new TKI airport concessions. The following outline further details our understanding of the project's scope and design services required.

## PROJECT SCOPE

TKI is ready to move forward with planning, design and construction for the allocated concessions space within the new terminal. The space is comprised of approximately 705 square feet. The intent of this project is to develop a flexible, best-practice concessions layout that can accommodate a future unidentified vendor. Our approach will focus on creating a generic yet highly functional plan that supports a range of operational needs and can be easily adapted once a vendor is selected.

This proposal assumes Corgan will receive design approval at Schematic Design and proceed directly to Construction Documents, bypassing a formal Design Development phase. Corgan will provide two (2) layout options for review and approval, along with up to two (2) minor plan revisions. Interior finishes are assumed to be approved at the schematic design phase. Concessions furniture selections are included.

This fee is based on a concessions footprint not exceeding 705 square feet and assumes no cooktop or hood requirements. The proposal includes one (1) in-person meeting during Schematic Design; all additional meetings will be conducted virtually. Additional in-person meetings can be provided for an additional fee.

The proposed design will incorporate key program elements, including:

- Quick grab-and-go food offerings
- Coffee service capabilities
- Beer taps featuring local breweries
- Potential equipment and layout allowances for warming food items
- Refrigeration and dry storage

- Health and building code required functions and equipment specifications
- Guest seating
- A future point-of-sale station

This planning effort will ensure the space is well-positioned for seamless vendor integration and efficient operations while enhancing the overall guest experience.

## PROJECT TEAM:

- |                                  |   |
|----------------------------------|---|
| • Corgan                         | Architecture/Interior Design/Lighting and FF&E Selections |
| • Food Design Professional (FDP) | Food and Beverage Design                                  |
| • Henderson                      | MEP/FP  |
| • Ron Davis Associates           | Accessibility/TAS Review                                  |

## FEE PROPOSAL

We propose to provide the services as described as follows. A lump sum fee of:

Corgan	\$56,500.00
Food Design Professionals (FDP)	\$14,500.00
Henderson	\$14,000.00
Ron Davis Associates	\$1,900.00
<u>Reimbursables Expenses</u>	<u>\$1,700.00</u>
<b>PROJECT TOTAL:</b>	<b>\$88,600.00</b>

## ADDITIONAL SERVICES:

Branded graphics studies and design options can be provided for an additional fee of \$5,000.00

## CLARIFICATIONS AND EXCLUSIONS

This proposal is limited to the Scope of Services defined in this Base Proposal. The following are clarifications and exceptions to this proposal. Please note these services can be provided if required as an additional service.

- This proposal does not include bid negotiation and bid evaluation support services.
- Site Acoustical design to meet AHJ requirements is not included.
- This Proposal includes BIM modeling up to the Level of Development (LOD) 300 per AIA E203-2013/G202-2013 and the AIA "Guide, Instructions & Commentary to the 2013 AIA Digital Practice Documents". BIM coordination for detailed resolution of clashes within the model is excluded from this Proposal, however an additional proposal can be provided upon request for this service.
- CFD modeling (interior and exterior) is not included in this Proposal, however, an additional proposal can be provided upon request for this service.
- Cost estimating services are not included in this Proposal.
- Meetings for GC BIM Coordination and clash resolution are not included in this Proposal.

- Building management & automation, fire protection, fire alarm, lighting control and lightning protection specifications will be performance based. The selected provider, contractor or manufacturer will be responsible for detailed design, shop drawings and required permitting documentation.
- Detailed meetings and submissions to applicable jurisdictions for planning and zoning purposes outside of the site that may be impacted by this Project are not included in this Proposal.
- Permitting fees are excluded.

## CONTRACT TERMS AND ACCEPTANCE

Upon acceptance of this proposal, Client and Corgan agree to execute a contract like previous phases of TKI work. The following conditions will apply if we receive a notice to proceed prior to final contract execution.

- Our Agreement will be fully executed within 45 calendar days of this dated proposal.
- You will accept invoices for our work when billed on our regular billing cycle prior to execution of Our Agreement, and you agree to pay those invoices within 45 days of receipt.
- We reserve the right to stop work and withhold any deliverables if Our Agreement is not executed within 60 days of this email or an invoice is not paid within 45 days of the invoice date.

Thank you again for the opportunity to provide Garver with the proposal for professional design and construction phase services. Our team is available to start work immediately upon acceptance of this proposal. Please let us know if you have any questions and we look forward to working with you again.

Sincerely,



Christy Poindexter  
Sr. Project Manager | Vice-President  
Corgan

## Exhibit B

### McKinney National Airport Eastside Development - Supplemental No. 2

#### Commercial Service Development

WORK TASK DESCRIPTION	E-6	RS-3
	hr	hr
<b>1. Program Administration</b>		
Accounting Administration	12	
Weekly Progress Meetings	52	
Coordination with FAA	12	
Coordination with TSA	24	48
Airport Security Plan (ASP) Implementation and Training		128
Airport Emergency Plan (AEP) Implementation and Training		64
Terminal Commissioning Coordination	40	
<b>Subtotal - Program Administration</b>	<b>140</b>	<b>240</b>

<b>Hours</b>	<b>140</b>	<b>240</b>
--------------	------------	------------

<b>SUBTOTAL - SALARIES:</b>	<b>\$111,840.00</b>
-----------------------------	---------------------

#### DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$263.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$0.00
Travel Costs	\$960.00

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$1,223.00</b>
--	-------------------

---

<b>SUBTOTAL:</b>	<b>\$113,063.00</b>
------------------	---------------------

#### **SUBCONSULTANTS FEE:**

Signal Aviation Consulting	\$810,637.00
Aviatrix	\$321,700.00

---

<b>SUBTOTAL - SUBCONSULTANTS FEE:</b>	<b>\$1,132,337.00</b>
---------------------------------------	-----------------------

---

<b>TOTAL FEE:</b>	<b>\$1,245,400.00</b>
-------------------	-----------------------



Signal Aviation Consulting  
TKI Phase 6 Scope and Cost  
12.01.2025 through 12.31.2026  
(V2, 12.02.2025)

I. Signal Aviation Consulting Performed Scope	Staffing	Expenses / Subconsultants / Products	Total	Start	End	Comments
A. TKI Long-Term Commercial Strategic Plan						
6. Monthly management, coordination, reporting, and	\$42,120		\$42,120	12/1/2025	12/31/2026	Monthly updates; semi-monthly Hemispheres meetings; coordination with Aviatrix and WJA; others as needed
7. Annual Revision of 2025 Long-Term Plan and of Annual Playbook (Thematic Goal and Objectives)	\$5,760		\$5,760	10/1/2026	12/31/2026	One Long-Term Plan revision for CY 2027. Playbook revisions as necessary
<b>Signal Task I.A. Subtotal</b>	<b>\$47,880</b>	<b>\$0</b>	<b>\$47,880</b>			
B. TKI Integrated Commercial Strategy						
<b>1. Customer Experience Strategy Development</b>						
2. Whole Community ASD Strategy						
a. Development	\$25,920	\$9,000	\$34,920	12/1/2025	6/30/2026	Identify and operationalize community support and funding
b. SCASDP Grant Application	\$3,600	\$17,600	\$21,200	12/1/2025	2/28/2026	Remainder of original \$34,320
c. FAA requested revisions	\$2,880	\$18,560	\$21,440	TBD	TBD	Per CMT 11.07.2025 estimate
3. Air Service Development / Carrier Recruitment / ASIP Marketing Strategy	\$130,000	\$15,000	\$145,000	12/1/2025	12/31/2026	Expenses = Jumpstart conference July 2026
4. Marketing Communications Strategy - Planning and Implementation						
a. Planning						
b. Implementation and Tracking						
i. EPIC <sup>SM</sup>		\$14,400	\$14,400	1/1/2026	12/31/2026	Quarterly route trailing profitability analysis for DFW & DAL for use in airline targeting and marketing planning. Already paid through 12.31.2025
ii. ALI <sup>SM</sup>		\$28,000	\$28,000	1/1/2026	12/31/2026	Monthly Actionable Location Intelligence <sup>SM</sup> for use in airline and passenger marketing planning plus ASD efforts. Already paid through 12.31.2025
iii. ALFI <sup>SM</sup> (Actionable Load Factor Intelligence <sup>SM</sup> )		\$13,517	\$13,517	11/1/2026	12/31/2026	Daily load factor reporting by route, carrier, flight number, and gate via AI software on cameras at boarding doors. Camera costs if any TBD. Assumed start 11.01.2026. Server passthrough cost \$10,500 + 2 months' subscription. Subscription will commence upon service inaugural
iv. Consumer Insights Tracking			\$0			Three to six months post inaugural service; again 12 months later
5. Quarterly Onsite Meetings (Council, Staff, etc.)	\$17,280	\$6,000	\$23,280	10/1/2025	4/30/2026	Update stakeholders. Tee up major decisions for TKI/City
7. Other services as requested	\$36,000	\$25,000	\$61,000	12/1/2025	12/31/2026	Assistance to the City and Airport management in other areas not elsewhere identified
<b>Signal Task I.B Subtotal</b>	<b>\$215,680</b>	<b>\$147,077</b>	<b>\$362,757</b>			
<b>Signal Task I Total</b>	<b>\$263,560</b>	<b>\$147,077</b>	<b>\$410,637</b>			
<b>II. WJ Advisors Performed Scope</b>						
A. Airline Agreements & Coordination			\$150,000	12/1/2025	12/31/2026	Manage airline use/lease agreements, air service incentive agreements and project coordination
B. Commercial Terminal Operating Agreements			\$150,000	12/1/2025	12/31/2026	Develop RFPs and oversee vendor selection and implement services: parking, concessions, ops management, common-use systems
C. Financial & Market Analysis			\$50,000	12/1/2025	12/31/2026	Build/review financial models and terminal budgets, track nonairline revenue estimates and trends, prepare and submit PFC applications
D. Other services			\$50,000	12/1/2025	12/31/2026	As requested, assistance to the City and Airport management in other areas not identified above
<b>WJ Advisors Task II Total</b>			<b>\$400,000</b>			
<b>Grand Total</b>			<b>\$810,637</b>			



## **McKinney National Airport**

Communications & Marketing Budget for 2026

12/02/2025

## TKI Communications & Marketing Budget

### DECISION PHASE (4 months)

## Milestones

[illegible]

## TKI Communications & Marketing Budget

### LAUNCH PHASE (8 months)

2026	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	
PUBLIC RELATIONS														
Launch Event + Display Day													\$45,000	
Press Tours/Ribbon Cutting													\$15,000	
Community Relations, Event Coordination, Media Relations													\$15,000	
Copywriting - Fact Sheet, Speaking points, Presentations, etc.													\$10,000	
Subtotal													\$85,000	
WEBSITE														
Website Maintenance, Hosting, Licensing, Web Updates					1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$12,000	
Subtotal													\$12,000	
SOCIAL MEDIA MANAGEMENT														
Social Media Management					2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$21,600	
Blog Content							700		700		700		\$2,100	
Influencers													\$4,000	
Subtotal					\$3,200	\$3,200	\$3,700	\$3,200	\$3,700	\$3,200	\$3,700	\$3,200	\$27,700	
COLLATERAL/PRODUCTION/PRINTING														
Design of collateral													\$7,500	
Community Event Signs/Renderings/Pop Up Banners													\$5,000	
Invites, Printed and Digital													\$5,000	
Airline Inaugural Launch Event Swag													\$10,000	
Subtotal													\$27,500	
AD CAMPAIGN														
Creative Development								7,500					\$7,500	
													\$7,500	
MEDIA														
Sponsorships													\$5,000	
Digital Media					2,500	2,500	2,500	5,000	5,000	5,000	5,000	5,000	\$32,500	
Paid Social					2,500	2,500		2,500	2,500	2,500	2,500	2,500	\$20,000	
Print							2,000	2,500	5,000	5,000	5,000	5,000	\$24,500	
Outdoor									5,000	5,000	5,000	5,000	\$30,000	
Radio									3,000	3,000	5,000	5,000	\$16,000	
					\$5,000	\$5,000	\$7,000	\$10,000	\$20,500	\$20,500	\$22,500	\$22,500	\$128,000	
PHOTOGRAPHY & VIDEOGRAPHY														
Photographer, Stock Photography										1,500			\$1,500	
Videographer/Video Production										2,500	2,500		\$5,000	
Subtotal													\$6,500	
AVIATRIX STAFF TIME - PROJECT MANAGEMENT														
Weekly Meetings, Progress Reporting and Monthly PR & Media Reporting					2,500	2,500	2,500	3,000	3,000	3,000	3,000	3,000	\$22,500	
Travel							2,500			2,500			\$5,000	
Subtotal		\$0	\$0	\$0	\$0	\$2,500	\$2,500	\$5,000	\$3,000	\$3,000	\$5,500	\$3,000	\$3,000	\$27,500
GRAND TOTAL													\$321,700	



## Exhibit B

### McKinney National Airport Eastside Development - Supplemental No. 2

#### Final Platting Surveys

WORK TASK DESCRIPTION	E-6	E-5
	hr	hr
<b>1. Surveys - Topographic</b>		
Subconsultant Management	2	4
Coordinate with Survey Crew		4
Survey Meshing with Base Maps		6
QC Review of Survey Data		8
<b>Subtotal - Surveys - Topographic</b>	<b>2</b>	<b>22</b>

**Hours** **2** **22**

**SUBTOTAL - SALARIES:** **\$8,342.00**

**DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$33.00
Postage/Freight/Courier	\$0.00
Travel Costs	\$0.00

**SUBTOTAL - DIRECT NON-LABOR EXPENSES:** **\$33.00**

---

**SUBTOTAL:** **\$8,375.00**

**SUBCONSULTANTS FEE:** **\$57,625.00**

---

**TOTAL FEE:** **\$66,000.00**



+469.342.6844



WhiteHawkEngineering.com



450 Century Parkway, Suite 190  
Allen, TX 75002



11/3/2025

Rikki Dee Weaver, PE  
Aviation Leader  
Garver

RE: Request for Survey Proposal: *TKI – Eastside Design – Landside Boundary Survey McKinney National Airport*

Dear Ms. Weaver:

White Hawk Engineering is pleased to offer this revised proposal for surveying services for the *TKI - Eastside Design - Landside Boundary Survey RFP dated 11/09/2023 (attached to this proposal)*.

We propose providing the following Survey Scope of Work:

- 1) Boundary survey of area as shown in attached RFP:
  - i) Research property records, in coordination with an abstractor as necessary, to obtain all applicable deeds, plats and existing easements within the project area.
  - ii) Locate existing property corners, property lines, all easements or encumbrances, and any adjacent street rights-of-way within the development area.
  - iii) Final Boundary Survey of the development area, signed and sealed by a Registered Professional Land Surveyor in pdf format meeting minimum requirements of the State of Texas Board of Professional Engineers and Land Surveyors.
- 2) Prepare proposed easements (five (5) estimated) as directed by the client (Optional):
  - i) Set proposed easement monuments.
  - ii) Meets and bounds descriptions with maps signed and sealed by a Registered Professional Land Surveyor in pdf format meeting minimum requirements of the State of Texas Board of Professional Engineers and Land Surveyors.
- 3) Project Control:
  - i) Verification of existing Horizontal & Vertical Control provided by the Client.
  - ii) Establish 5 Horizontal & Vertical Control utilizing the Primary & Secondary Airport Control stations, City of McKinney's published benchmarks and GPS control monuments provided by the Client.
  - iii) Provide a control statement describing how horizontal and vertical control was established.



+469.342.6844



WhiteHawkEngineering.com



450 Century Parkway, Suite 190  
Allen, TX 75002



- 4) Final Plat of development area as directed by Client:
  - i) Final Plat map meeting minimum requirements of the City, County or State Platting Rules and Regulations, signed and sealed by a Registered Professional Land Surveyor in pdf format.
  - ii) Setting of monuments for final plat
- 5) WHE **will not** provide the following survey services for this RFP:
  - i) Design topographic survey and mapping. Can be provided for an additional fee to be determined later.
  - ii) Submittal of the Final Plat, Easements/Right of Way Acquisition and or any other documents to the City/State/County.
  - iii) Control data sheets.
- 6) Deliverable:
  - i) As outlined in attached RFP.

We propose providing the above stated work for a fee of \$57,625.00 See attached cost estimate.

Thank you for this opportunity. If you have any questions or comments, please contact me.

Sincerely,

Jeremy J. Katerberg, RPLS, PS  
*Texas Survey Manager*

WHITE HAWK ENGINEERING & DESIGN, LLC

**Exhibit B****McKinney National Airport  
Eastside Development - Supplemental No. 2****FM 546 Intersection Updates**

WORK TASK DESCRIPTION	E-6	E-5	E-5	E-3	E-2	E-1	T-2
	hr	hr	hr	hr	hr	hr	hr
<b>1. Civil Engineering</b>							
Coordination with City of McKinney Engineering	10	5	6		4		
Coordination with McKinney National Airport	4						
Coordination with TxDOT	2						
Internal (Weekly) Progress Meetings (12 weeks)		6		6	6		
Update Geometric Layouts (Roundabout Intersection)		2		12			
Horizontal Alignments Updates		2			10		
Vertical Alignments Updates		4			16		
Grading Model Updates		2		8	30		
Drainage Basin Development Updates		4		4	12		
Post-Development Flow Calculation Updates		2		8			
<b>Plan Updates</b>							
Cover Sheet							1
Project Layout & Dimensioning Plan		1			8	16	4
Maintenance of Traffic Plans & Details		6			18	24	32
Erosion Control Plans					4		8
Drainage Layout Plans & Details		2			9	20	32
Paving Layout Plans		3			8	24	12
Grading Plans					10	20	10
Landscaping Plans & Details		1			2	12	4
Joint Layout Plans		4			6	24	8
Pavement Marking Plans		1			8	12	20
Signage Layout Plans & Details		5			6	20	32
Cross Sections		4			22		6
Update Technical Specifications		2			16		
Update Supplemental Specifications		1			8		
Update Quantities		2			8	16	12
Internal Quality Control (QC) Review	8	8					
Incorporate QC Review Comments		4			8	16	16
Incorporate City of McKinney / TxDOT 1st Review Comments		16			24	40	20
Incorporate City of McKinney / TxDOT 2nd Review Comments		9			16	32	14
Prepare Bid Documents		8			8	16	16
<b>Subtotal - Civil Engineering</b>	<b>24</b>	<b>104</b>	<b>6</b>	<b>38</b>	<b>267</b>	<b>292</b>	<b>247</b>
<b>2. Electrical Engineering</b>							
Internal (Weekly) Progress Meetings (12 weeks)		6					
Lighting and Signage Assessment Update		2					
Update One-Line Diagram		2					
<b>Plans</b>							
Lighting Installation Plans		4		12		16	
Lighting Details		2		4			
Duct Bank Profiles		4		8		12	
Power Installation Plans		1		8		12	
Power and Control Diagrams		3		6		2	
Update Technical Specifications		2		6			
Update Supplemental Specifications		4		2			
Update Quantities		2		8		12	
Internal Quality Control (QC) Review	4	6					
Incorporate QC Review Comments		4		8			
Incorporate City of McKinney / TxDOT 1st Review Comments		16		24			
Incorporate City of McKinney / TxDOT 2nd Review Comments		2		10		12	
Prepare Bid Documents		4		8		4	
<b>Subtotal - Electrical Engineering</b>	<b>4</b>	<b>64</b>	<b>0</b>	<b>104</b>	<b>0</b>	<b>70</b>	<b>0</b>

<b>Hours</b>	<b>28</b>	<b>168</b>	<b>6</b>	<b>142</b>	<b>267</b>	<b>362</b>	<b>247</b>
--------------	-----------	------------	----------	------------	------------	------------	------------

<b>SUBTOTAL - SALARIES:</b>	<b>\$265,041.00</b>
-----------------------------	---------------------

**DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$409.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$50.00
Computer Modeling/Software Use	\$500.00
Travel Costs	\$0.00

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$959.00</b>
--	-----------------

<b>SUBTOTAL:</b>	<b>\$266,000.00</b>
------------------	---------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$0.00</b>
----------------------------	---------------

<b>TOTAL FEE:</b>	<b>\$266,000.00</b>
-------------------	---------------------



**Exhibit B**

**McKinney National Airport  
Eastside Development - Supplemental No. 2**

**Construction Administration**

WORK TASK DESCRIPTION	E-6	E-5	E-5	E-3	E-2	E-1	AM-3
	hr	hr	hr	hr	hr	hr	hr
<b>1. Civil Engineering</b>							
Prepare and Distribute Notice To Proceed		2					
Prepare and Conduct Preconstruction Meeting (4 people, on-site)	1	6	3	8	3		
Review Contractor CQCP Submittal		2		8			
Review Contractor SPCD Submittal		1		4			
Prepare for and Conduct CQCP Meeting with Contractor, Testing Labs and RPR (2 people, on-site)		2		4			
Coordination with RPR (Shr/Month, 12 Months)		24	12	8	6		
Weeks)		60					
Prepare Change Orders		13		52			
Response to Contractor and RPR Inquiries		4	2	8	4		
Prepare for and Conduct Bi-Weekly Progress Meetings (24 meetings)		24	12	48	24		
Resident Engineer Site Visits (2 visits/month)			24				
Runway Closure Pre-Activity Meeting (2 people, on-site)		4		4			
ACC Project Software Set-Up		4					
ACC Management		12					
Shop Drawings Review & Responses		12	8	32	24	8	
Develop Submittal Log		2		8			
Submittal Review & Responses		8	8	24	24	32	
QA Test Results Review		12	12	24	24		
Conduct Cement Treated Base (CTB) Pre-Activity Meeting (Virtual)		1		1			
Conduct Aggregate Base Pre-Activity Meeting (Virtual)		1		1			
Conduct Pre-Pave Meeting (2 people, on-site)		4	2	4	2		
Review Contractors Topographic Survey of Earthwork		1	1	2	4	8	
Review and Analyze Contractors Topographic Survey of Top of Select Fill		1	1	2	4	8	
Review and Analyze Contractors Topographic Survey of Top of CTB		1	1	2	4	8	
Review and Analyze Contractors Topographic Survey of Top of Aggregate Base		1	1	2		8	
Review and Analyze Contractors Topographic Survey of Top of Concrete		1	1	2	4	8	
Review and Analyze PWL Calculations for P-501		4		4			
Update Airport Diagram				2			
Coordination		12	8	12	8		
Prepare and Submit Reconciliation Change Order		2	1	4	1		
Review and Submit Final Construction Pay Application		4	2	8	4		
Prepare and Issue Substantial Completion Letter		2	2	4	4		
Prepare and Issue Final Acceptance Letter		2	2	4	4		
Analyze Weather Days and Issue Contract Time Notices		12					
Reconcile Failed QA Testing Costs		4					
Airport and Tower Coordination for NOTAMs and Phasing Closures		2		4			
Provide Sponsor Certification for Construction Project Final Acceptance		1					
City of McKinney Engineering Coordination	12		12	4			
TxDOT Highway MOT Coordination		6	12		4		
McKinney National Airport Coordination	24	12		8			
<b>Subtotal - Civil Engineering</b>	<b>37</b>	<b>266</b>	<b>127</b>	<b>302</b>	<b>152</b>	<b>80</b>	<b>0</b>
<b>2. Electrical Engineering</b>							
Attend Preconstruction Meeting (1 person, virtual) applications)		2					
Provide Review of RPR Electrical Quantities on Daily Quantity Reports (52 Weekly Reports)		12		52			
Develop Submittal Log				4			
Prepare Change Orders		2		4			
Prepare and Respond to Contractor Request for Information (RFI)		24		40			
Attend (Virtual) Monthly Progress Meetings (1 person, 12 meetings)		12					
Electrical Installation CAD Linework Submittal Reviews		8		24			
Resident Engineer Site Visits (4 visits)		16					
Shop Drawings and Material Submittal Reviews		24		40			
Prepare Reconciliation Change Order		2		4			
Review Final Construction Pay Application		2					
Punchlist Coordination		8					
Final Walkthrough		4					
<b>Subtotal - Electrical Engineering</b>	<b>0</b>	<b>116</b>	<b>0</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Hours</b>	<b>37</b>	<b>382</b>	<b>127</b>	<b>470</b>	<b>152</b>	<b>80</b>	<b>0</b>
<b>SUBTOTAL - SALARIES:</b>		<b>\$359,750.00</b>					

**DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$890.00
Postage/Freight/Courier	\$50.00
Office Supplies/Equipment	\$250.00
Computer Modeling/Software Use	\$4,500.00
Locator/Tracer/Thermal Imager Equipment	\$0.00
Travel Costs	\$4,160.00

---

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$9,850.00</b>
--	-------------------

---

<b>SUBTOTAL:</b>	<b>\$369,600.00</b>
------------------	---------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$0.00</b>
----------------------------	---------------

---

<b>TOTAL FEE:</b>	<b>\$369,600.00</b>
-------------------	---------------------

## Exhibit B

### McKinney National Airport Eastside Development - Supplemental No. 2

#### On-Site Resident Project Representative Services

WORK TASK DESCRIPTION	C-1	C-1	C-1
	hr	hr	hr
<b>1. RPR</b>			
TWC RPR - Phase 1 - 200 Calendar Days (60 hours/week)	1800		
TWC RPR - Phase 2 - 14 Calendar Days (24-hour Operations, 2 RPRs, 12-hour shifts)	168	168	
ROUNDAABOUT RPR - 300 Calendar Days - (50 hours/week)			2500
Pre-Construction and Post Construction Coordination	60		60
<b>Subtotal - RPR</b>	<b>2028</b>	<b>168</b>	<b>2560</b>

<b>Hours</b>	<b>2028</b>	<b>168</b>	<b>2560</b>
--------------	-------------	------------	-------------

<b>SUBTOTAL - SALARIES:</b>	<b>\$570,720.00</b>
-----------------------------	---------------------

#### **DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$0.00
Postage/Freight/Courier	\$0.00
Office Supplies/Equipment	\$0.00
Survey Supplies	\$0.00
GPS Equipment	\$0.00
Locator/Tracer/Thermal Imager Equipment	\$0.00
Travel Costs	\$0.00

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$0.00</b>
--	---------------

---

<b>SUBTOTAL:</b>	<b>\$570,720.00</b>
------------------	---------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$0.00</b>
----------------------------	---------------

---

<b>TOTAL FEE:</b>	<b>\$570,720.00</b>
-------------------	---------------------



2300 Valley View Ln, Suite 420 Irving, TX 75062

November 20, 2025

Mitchell McAnally, PE,PMP  
Aviation Region Leader  
Garver USA  
3000 Internet Blvd #400  
Frisco, TX 75034

**RE: Proposal - RPR - TKI – Runway 18 Extension**

Dear Mr. McAnally,

Based on the information provided regarding the scope of work and the allotted project timeline of 300 calendar days, which includes a 214-days for Phase 1-2 within the 300 days for the roundabout. We are pleased to propose the following:

Phase 1: We anticipate an average of 60 hours per week over 200 calendar days for construction observation, and documentation.

- Total Hours for Phase 1: 1800 hours.

Phase 2: We anticipate 24-hour coverage for 14 days for construction observation, and documentation.

- Phase 2: RPR 1 - 168 hours.
- Phase 2: RPR 2 - 168 hours.
- Total Hours - 336 hours.

Roundabout: We anticipate 50 hours per week over 300 calendar days for construction observation, and documentation.

- Total Hours for Roundabout: 2,500 hours.

Additionally, we estimate 60 hours for pre-construction coordination, meetings, and conferences, as well as 60 hours for punch lists, final inspections, and project closeout activities. This brings the total estimated RPR hours for the project to, hours.

- Total for Pre/Post construction Phase1-2: 60 hours
- Total for Pre/Post construction Phase roundabout: 60 hours
- Total Pre/Post construction hours: 120 hours

For the services outlined above, we propose an hourly rate of \$105. This rate includes all expenses, such as insurance, vehicles, fuel, mileage, meals, lodging, computers, cell phones, badging, any additional administrative support, and profit.

In summary, we propose a total of 4,756 RPR hours at \$105 per hour, for a grand total of \$499,380.00 for the project.

If you have any questions or need further information, please feel free to contact me. Thank you for allowing Alder Airfield Services the opportunity to submit this proposal for your RPR needs.

WORK TASK DESCRIPTION	C-1	C-1	C-1
	hr	hr	hr
<b>RPR</b>			
TWC RPR - Phase 1 - 200 Calendar Days (60 hours/week)	1800		
TWC RPR - Phase 2 - 14 Calendar Days (24-hour Operations, 2 RPRs, 12-hour shifts)	168	168	
ROUNDAABOUT RPR - 300 Calendar Days - (50 hours/week)			2500
Pre-Construction and Post Construction Coordination	60		60
<b>Subtotal - RPR</b>	<b>2028</b>	<b>168</b>	<b>2560</b>

**Sincerely,**

*James D. Brown*

**James Brown**  
817-228-8440  
[jdbrown@aldercm.com](mailto:jdbrown@aldercm.com)

**Exhibit B****McKinney National Airport  
Eastside Development - Supplemental No. 2****Closeout Services**

WORK TASK DESCRIPTION	E-6	E-5	E-5	E-3	E-2
	hr	hr	hr	hr	hr
<b>1. Civil Engineering</b>					
Assemble Post Construction Photographs		2			
Assemble Record Drawings		2	2	8	8
Assemble Submittals and Responses		1			
Assemble and Submit Final testing and Quality Control Reports				16	
Coordinate Spare Parts and O&M Manuals				8	
Complete TxDOT Construction Closeout Checklist				4	
Prepare and Submit Reconciliation Change Order		1		4	
Review and Submit Final Construction Pay Application		4		8	
Provide Substantial Completion Letter		2			
Prepare Final Acceptance Letter		2			
Provide Sponsor Certification for Construction Project Final Acceptance	1			4	
Complete Warranty Inspection		6		6	
<b>Subtotal - Civil Engineering</b>	<b>1</b>	<b>20</b>	<b>2</b>	<b>58</b>	<b>8</b>

<b>Hours</b>	<b>1</b>	<b>20</b>	<b>2</b>	<b>58</b>	<b>8</b>
--------------	----------	-----------	----------	-----------	----------

<b>SUBTOTAL - SALARIES:</b>	<b>\$24,353.00</b>
-----------------------------	--------------------

**DIRECT NON-LABOR EXPENSES**

Document Printing/Reproduction/Assembly	\$737.00
Postage/Freight/Courier	\$100.00
Office Supplies/Equipment	\$50.00
Travel Costs	\$160.00

<b>SUBTOTAL - DIRECT NON-LABOR EXPENSES:</b>	<b>\$1,047.00</b>
--	-------------------

<b>SUBTOTAL:</b>	<b>\$25,400.00</b>
------------------	--------------------

<b>SUBCONSULTANTS FEE:</b>	<b>\$0.00</b>
----------------------------	---------------

<b>TOTAL FEE:</b>	<b>\$25,400.00</b>
-------------------	--------------------